

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS
RAYMOND COTE
ROBERT FRENKEL
VICTORIA CAUSA
JOHN NUCULOVIC

TOWN OF CARMEL
PLANNING BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmel.ny.us

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI,
P.E., BCEE
Town Engineer

PATRICK CLEARY,
AICP, CEP, PP, LEED AP
Town Planner

PLANNING BOARD AGENDA
AUGUST 10, 2023– 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | | |
|----|---|------------|---------|---------|-----------------------------|
| 1. | 728 Route 6, LLC – 728 Route 6 | 76.22-1-54 | 8/10/23 | 7/7/23 | Public Hearing & Resolution |
| 2. | Yankee Land Development – Bayberry Hill Rd & Owen Drive | 76.15-1-12 | 8/10/23 | 5/17/23 | 2 Lot Subdivision |

SUBDIVISION

- | | | | | | |
|----|--|------------------|--|---------|---------------------|
| 3. | G & F Subdivision – Lots 6 & 7 Gateway Drive | 55.-2-24.6-1,8-2 | | 1/28/22 | Lot Line Adjustment |
|----|--|------------------|--|---------|---------------------|

MISCELLANEOUS

- | | | | | | |
|----|---|------------|--|--|---|
| 4. | Yankee Land Development – Bayberry Hill Rd & Owen Drive | 76.15-1-12 | | | Extension of Preliminary Subdivision Approval |
| 5. | Minutes – 07/13/23 | | | | |

ROY A. FREDRIKSEN, PE

CONSULTING ENGINEER

266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000
RAYEXDESIGN@GMAIL.COM

August 2, 2023

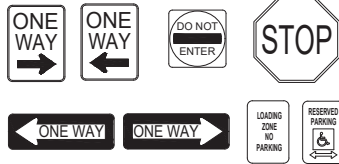
Town of Carmel, Planning Dept
60 McAlpin Avenue
Carmel, NY, 10541

Re: 728 Route 6 TM 76.22-1-54

response to memo

1. Lot depth and width added to plan.
2. Aisle width at 125' addition added.
3. 6 Bollards and planter to protect pedestrians added to plan.
4. Front and side yard variance were granted for proposed addition.
5. No pick-up or drive-thru window is proposed.
6. Vehicle movement pan added to site plan.
7. Site traffic signs have been added to site plan.
8. All egress and ingress door are shown on site plan.

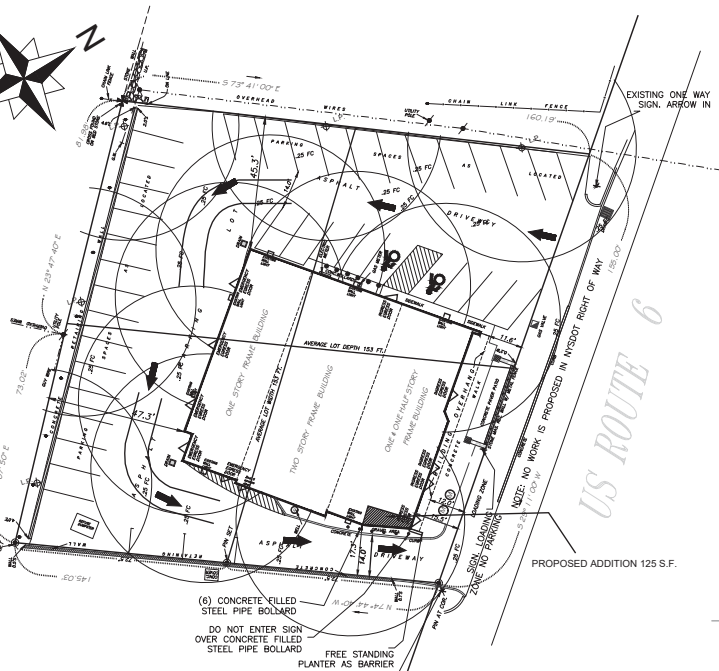
If I could be of any further assistance, please do not hesitate to contact me.



TRAFFIC SIGNS USED ON SIGHT
SCALE 1"=20'

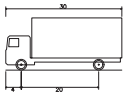
ABBREVIATIONS & SYMBOLS LEGEND

- C.R.W. CONCRETE RETAINING WALL
- L.D. LEADER DRAIN
- 2" x 4" STORM DRAIN
- CATCH BASIN (TYP.)
- MANHOLE (TYPE UNKNOW)
- CROSSCUT
- STAKE
- REBAR, PIPE, ANY SORT OF IRON MARKER
- SURVEY CONTROL MONUMENT
- UTILITY POLE
- SERVICE WIRE OVERHEAD
- LIGHT FIXTURE
- GAS VALVE
- GAS BOX (1 1/2" COVER)
- METAL GUARD RAIL
- FENCE (CHAIN LINK)
- FENCE (STORAGE)



SITE PLAN

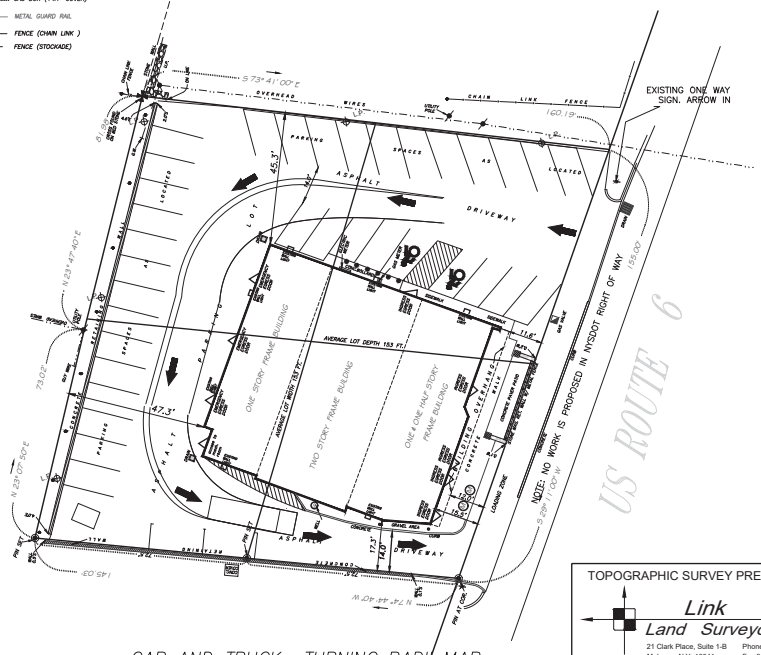
SCALE 1"=20'



SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 8.000ft
Track Width 8.000ft
Lock-to-lock time 31.80"
Max Steering Angle (Virtual) 7.5 min

NOTE: NO PICK-UP OR DRIVE-THRU WINDOWS ARE PROPOSED AT THIS LOCATION. PROPOSED ADDITION WILL ACCOMMODATE CUSTOMER QUEUING FROM FORMING OUTSIDE

(6) CONCRETE FILLED STEEL PIPE BOLLARD
DO NOT ENTER SIGN OVER CONCRETE FILLED STEEL PIPE BOLLARD
FREE STANDING PLANTER AS BARRIER
EXISTING ONE WAY SIGN, ARROW OUT



CAR AND TRUCK TURNING RADII MAP

SCALE 1"=20'

- NOTES:
- THIS SITE PLAN IS FOR THE PURPOSE OF USE CHANGE AND RENOVATION OF EXISTING COMMERCIAL BUILDING. NO CHANGE IN SQUARE FOOTAGE.
 - ORIGINAL USE OF THE BUILDING WAS RESTAURANT AND CATERING HALL WITH SEATING CAPACITY OF 240 SEATS. THE PROPOSED USE IS 5 INDIVIDUAL SPACES TO BE USED AS RETAIL AND SMALL RESTAURANT.
 - ORIGINAL RESTAURANT/BARBANQUET BUSINESS HAS A SEATING CAPACITY OF 140 SEATS CATERING, 80 SEATS RESTAURANT AND 20 SEATS BAR.
 - SEWAGE FLOW FOR ORIGINAL USE WAS 4,600 GALLON PER DAY AND THE PROPOSED USE WILL HAVE 3,070 GALLON PER DAY.
 - THE SITE IS SERVED WITH EXISTING MUNICIPAL SEWER CONNECTION AND PRIVATE WELL.
 - NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.
 - PARKING REQUIREMENTS FOR ORIGINAL USE WAS 80 PARKING SPACES AND NEW USE WILL REQUIRE ONLY 34 PARKING SPACE OF WHICH 31 SPACES EXISTING. (FROM ORIGINAL USE)

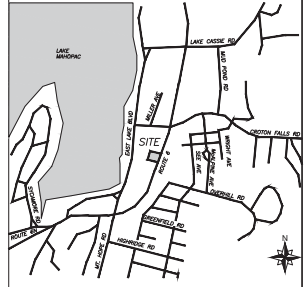
PARKING CALCULATIONS

PARKING REQUIREMENTS FOR ALL SPACES OF THIS BUILDING.

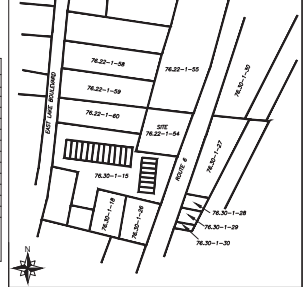
PHO Vietnamese Restaurant	52 seats/ 3-17.3	required 18 parking spaces
The Patron Restaurant	36 seats/ 3-12	required 12 parking spaces
Dim Sum Dumpling takeout (patron use area)	200-	9 required 1 parking space
Bella Cucina Italian retail (patron use area)	531 s.f./200= 2.6	required 3 parking spaces
Total parking spaces required		34 parking spaces
Total parking spaces provided		37 parking spaces

ZONING TABLE

COMMERCIAL	REQUIRED	PROVIDED	ADDITION	VARIANCE REQUIRED
MIN. LOT AREA	40,000 SQ. FT.	23,262 SQ. FT.		GRANTED
MIN. YARDS:				
FRONT	40 FT	15 FT	15 FT	GRANTED
SIDE	25 FT	17.3 FT	17.3 FT	GRANTED
REAR	30 FT	42.3 FT		
MIN. FRONTAGE	200 FT	155 FT		
MAX. BLDG. HEIGHT	35 FT	30 FT		
MIN. LOT WIDTH	200 FT	150 FT		GRANTED
MIN. LOT DEPTH	200 FT	153 FT		GRANTED
MIN. REO. FLOOR AREA	5000 SQ FT	6,180 FT		
MAX. BLDG. COVERAGE	30%	27.4%		
MIN. DRIVEWAY WIDTH	12 FT (ONE WAY)	12 FT (ONE WAY)	27.6%	GRANTED
PARKING REQ. FOR	34 PARKING SPACES	35 SPACES (9'X18') PLUS 2 H.C. SPACE		VARIANCE FOR ADDITIONAL 80 PARKING SPACES GRANTED
		TOTAL 37 SPACES		



VICINITY MAP SCALE: 1" = 1000' +/-



AREA MAP SCALE: 1" = 200' +/-

TAX LOT	ADDRESS
76.22-1-55	MAHOPAC CENTRAL SCHOOL DISTRICT 178 EAST LAKE BLVD MAHOPAC, NY 10541
76.22-1-27	AN W. REALTY, LLC 728 ROUTE 6 MAHOPAC, NY 10541
76.30-1-15	THE LAKE MAHOPAC CONDOMINIUMS 60 MULPINE AVE. MAHOPAC, NY 10541
76.22-1-60	JOHN P. MOONEY KOC FND., INC. 181 EAST LAKE BLVD MAHOPAC, NY 10541
76.22-1-59	MATTHEW SPALLINA 165 EAST LAKE BLVD MAHOPAC, NY 10541

ADJOINING OWNERS



ROY A. FREDRIKSEN, PE
DESIGN, PLANNING, CONSULTING ENGINEERING
266 SHEAR HILL RD. MAHOPAC, NY 10541 • 845-621-4000
RAYEXDESIGN@GMAIL.COM

OWNER: 728 ROUTE SIX, LLC 168 EAST LAKE BLVD MAHOPAC, NY 10541	JOB #: DRN BY: CHRD BY:
PROJECT: REVISION TO SITE PLAN FOR EXISTING BUILDING UNDER RENOVATION, LOCATED AT 728 RT 6 IN MAHOPAC.	TAX MAP #: 76.22-1-54

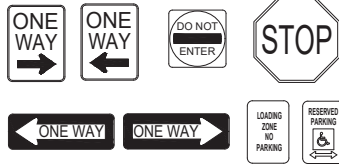
SHEET TITLE: SITE PLAN, NOTES AND DETAILS

TOPOGRAPHIC SURVEY PREPARED BY:
Link
Land Surveyors P.C.
21 Clark Place, Suite 1-B Mahopac N.Y. 10541 Phone 845-628-9887 Fax 845-621-0013
DATED NOVEMBER 19, 2020



7/29/2023 CONSULTANTS COMMENTS
7/7/2023 CONSULTANTS COMMENTS
REVISIONS: [] DATE: MARCH 2, 2023

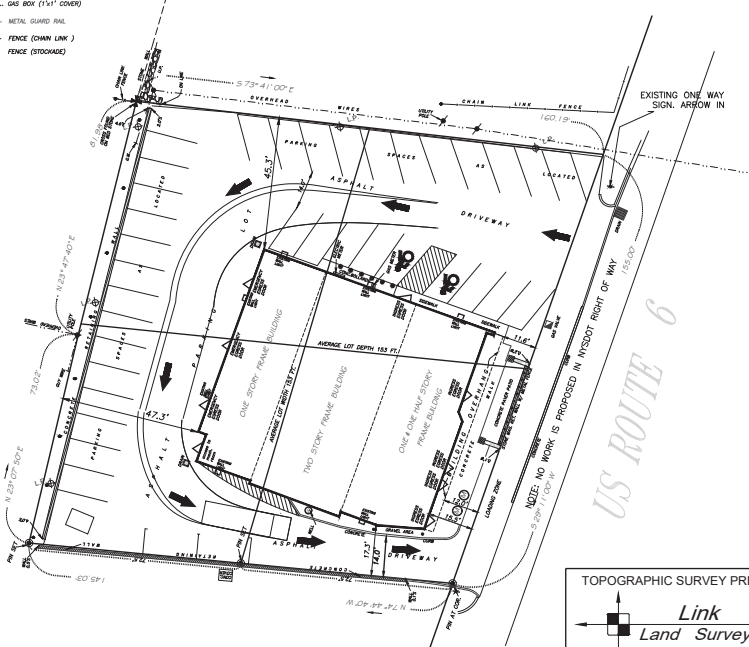
CAR AND TRUCK TURNING RADII
NOT TO SCALE



TRAFFIC SIGNS USED ON SIGHT
SCALE 1"=20'

ABBREVIATIONS & SYMBOLS LEGEND

- C.R.W. CONCRETE RETAINING WALL
- L.D. LEADER DRAIN
- 2" x 4" STORM DRAIN
- CATCH BASIN (TYP.)
- MANHOLE (TYPE UNKNOW)
- CROSSCUT
- STAKE
- REBAR, PIPE, ANY SORT OF IRON MARKER
- SURVEY CONTROL MONUMENT
- UTILITY POLE
- SERVICE WIRE OVERHEAD
- LIGHT FIXTURE
- GAS VALVE
- GAS BOX (1 1/2" COVER)
- METAL GUARD RAIL
- FENCE (CHAIN LINK)
- FENCE (STORAGE)

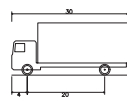


CAR AND TRUCK TURNING RADI MAP
SCALE 1"=20'

NOTE: NO PICK-UP OR DRIVE-THRU WINDOWS ARE PROPOSED AT THIS LOCATION. PROPOSED ADDITION WILL ACCOMMODATE CUSTOMER QUEUING FROM FORMING OUTSIDE

SITE PLAN

SCALE 1"=20'



- SU-30 - Single Unit Truck
- Overall Length 30.000ft
- Overall Width 8.900ft
- Overall Body Height 7.500ft
- Min Body Ground Clearance 19.200ft
- Track Width 11.500ft
- Lock-to-lock time 26.32 min
- Max Steering Angle (Virtual) 31.80°

CAR AND TRUCK TURNING RADI
NOT TO SCALE

- NOTES:
- THIS SITE PLAN IS FOR THE PURPOSE OF USE CHANGE AND RENOVATION OF EXISTING COMMERCIAL BUILDING. NO CHANGE IN SQUARE FOOTAGE.
 - ORIGINAL USE OF THE BUILDING WAS RESTAURANT AND CATERING HALL WITH SEATING CAPACITY OF 240 SEATS. THE PROPOSED USE IS 5 INDIVIDUAL SPACES TO BE USED AS RETAIL AND SMALL RESTAURANT.
 - ORIGINAL RESTAURANT/BARBANQUET BUSINESS HAS A SEATING CAPACITY OF 140 SEATS CATERING, 80 SEATS RESTAURANT AND 20 SEATS BAR.
 - SEWAGE FLOW FOR ORIGINAL USE WAS 4,600 GALLON PER DAY AND THE PROPOSED USE WILL HAVE 3,070 GALLON PER DAY.
 - THE SITE IS SERVED WITH EXISTING MUNICIPAL SEWER CONNECTION AND PRIVATE WELL.
 - NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.
 - PARKING REQUIREMENTS FOR ORIGINAL USE WAS 80 PARKING SPACES AND NEW USE WILL REQUIRE ONLY 34 PARKING SPACE OF WHICH 31 SPACES EXISTING. (FROM ORIGINAL USE)

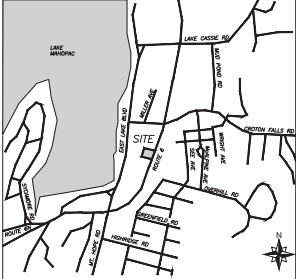
PARKING CALCULATIONS

PARKING REQUIREMENTS FOR ALL SPACES OF THIS BUILDING.

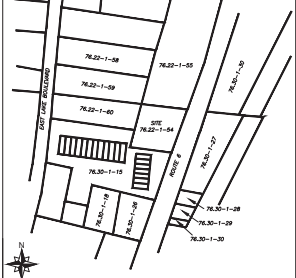
PHO Vietnamese Restaurant	52 seats/ 3-17.3	required 18 parking spaces
The Patron Restaurant	36 seats/ 3-12	required 12 parking spaces
Dim Sum Dumpling takeout (patron use area)	200-	9 required 1 parking space
Bella Cucina Italian retail (patron use area)	531 s.f./200= 2.6	required 3 parking spaces
Total parking spaces required		34 parking spaces
Total parking spaces provided		37 parking spaces

ZONING TABLE

COMMERCIAL	REQUIRED	PROVIDED	ADDITION	VARIANCE REQUIRED
MIN. LOT AREA	40,000 SQ. FT.	23,262 SQ. FT.		GRANTED
MIN. YARDS:				
FRONT	40 FT	15 FT	15 FT	GRANTED
SIDE	25 FT	17.3 FT	17.3 FT	GRANTED
REAR	30 FT	42.3 FT		
MIN. FRONTAGE	200 FT	155 FT		
MAX. BLDG. HEIGHT	35 FT	30 FT		
MIN. LOT WIDTH	200 FT	150 FT		GRANTED
MIN. LOT DEPTH	200 FT	153 FT		GRANTED
MIN. REO. FLOOR AREA	5000 SQ FT	6,180 FT		
MAX. BLDG. COVERAGE	30%	27.4%		
MIN. DRIVEWAY WIDTH	12 FT (ONE WAY)	12 FT (ONE WAY)	27.6%	GRANTED
PARKING REQ. FOR	34 PARKING SPACES	35 SPACES (9'X18') PLUS 2 H.C. SPACE		VARIANCE FOR ADDITIONAL 80 PARKING SPACES GRANTED
		TOTAL 37 SPACES		



VICINITY MAP SCALE: 1" = 1000' +/-



AREA MAP SCALE: 1" = 200' +/-

TAX LOT	ADDRESS
76.22-1-55	MAHOPAC CENTRAL SCHOOL DISTRICT 178 EAST LAKE BLVD MAHOPAC, NY 10541
76.22-1-27	AN W. REALTY, LLC 728 ROUTE 6 MAHOPAC, NY 10541
76.30-1-15	THE LAKE MAHOPAC CONDOMINIUMS 60 MULPINE AVE. MAHOPAC, NY 10541
76.22-1-60	JOHN P. MOONEY KOC FND., INC. 181 EAST LAKE BLVD MAHOPAC, NY 10541
76.22-1-59	MATTHEW SPALLINA 165 EAST LAKE BLVD MAHOPAC, NY 10541

ADJOINING OWNERS



ROY A. FREDRIKSEN, PE
DESIGN, PLANNING, CONSULTING ENGINEERING
266 SHEAR HILL RD • MAHOPAC, NY 10541 • 845-621-4000
RAYEXDESIGN@GMAIL.COM

OWNER: 728 ROUTE SIX, LLC 168 EAST LAKE BLVD MAHOPAC, NY 10541	JOB #: DRN BY: CHKD BY:
PROJECT: REVISION TO SITE PLAN FOR EXISTING BUILDING UNDER RENOVATION, LOCATED AT 728 RT 6 IN MAHOPAC.	TAX MAP #: 76.22-1-54

SHEET TITLE: SITE PLAN, NOTES AND DETAILS

7/29/2023 CONSULTANTS COMMENTS
7/7/2023 CONSULTANTS COMMENTS
REVISIONS: [] DATE: MARCH 2, 2023

TOPOGRAPHIC SURVEY PREPARED BY:
Link
Land Surveyors P.C.
21 Clark Place, Suite 1-B Mahopac N.Y. 10541 Phone 845-628-9887 Fax 845-621-0013
DATED NOVEMBER 19, 2020



HUDSON VALLEY REALTY CORP.

1699 Route 6, Suite 1 Carmel, New York 10512 (845)228-1400 FAX: 228-5400

August 3, 2023

Chairman Craig Paeprer
Carmel Planning Board
60 McAlpin Ave.
Carmel, NY 10512

Re: Gateway 150 units
Fairways 150 units

Chairman Craig Paeprer:

I am requesting a lot line change approximately 8,200sq ft., which is far below the 20,000sq ft threshold. The end result is the Gateway lot size will increase and the Fairways will decrease in size.

The purpose of this is to incorporate some of the 4th type of units into the Gateway.

This type of unit is currently only available in the Fairways. This will allow potential buyers of the Gateway the opportunity to purchase any of the 4 types of units, and not be limited to just 3 types of units.

Incorporating these 9 units will not encroach any of the setbacks or the zoning. The approved total number of units will not change. We are simply replacing one type of unit for another.

Please place this on the August 10, 2023 Planning Board Agenda.

Thank you,



Paul Camarda

HUDSON VALLEY REALTY CORP.

1699 Route 6, Suite 1 Carmel, New York 10512 (845)228-1400 FAX: 228-5400

August 9, 2023

Chairman Craig Paepre
Carmel Planning Board
60 McAlpin Ave.
Carmel, NY 10512

Re: Gateway Fairways Model Substitution and Lot Line Adjustment

Chairman Craig Paepre:

As a follow up to the plan submitted by Insite Engineering I would like to expand on and clarify a few points.

Background

As per the current approvals for the Gateway/Fairways there are four different models to choose from. The plan is to start building the Gateway and then move into Fairways within a year or two. The issue or dilemma we face is that only 3 of the 4 different models are available in Gateway. Not having this fourth model available in the Gateway will disappoint prospective buyers and slow the sale pace.

Purpose

The objective here is to replace about a dozen of the narrower multifamily units with the fourth model which is a wider unit currently only available in the Fairways. These dozen units will provide early buyers with this option until more of these units become available in the Fairways. We believe having all four model types available (even a limited quantity) from day one is the right way to open the project.

We are Requesting

To simply replace one model type for another in order to facilitate the availability of all four model types. In doing so we will not change:

- a) The total unit count
- b) The ratio of senior units to new age restricted units
- c) The road in any way
- d) The water or sewer infrastructure
- e) The drainage infrastructure
- f) The amenities/ rec center

The bottom line is all we are doing is sliding the units to allow the wider units to replace the narrower units. All other aspects of the project will remain exactly the same.

It is therefore requested that the model change substitution be handled as a ministerial change by the Town.

Lot Line Adjustment

The code permits lot line adjustments up to 20,000sq ft without a public hearing being required. We are requesting that the Planning Board grant a conditional approval for a lot line adjustment in the spot Insite Engineering designated in their submission of up to a total of 10,000sq ft which is half of the 20,000sq ft threshold limitation.

This conditional Lot line adjustment approval will give us the latitude to move the lot line only as far as needed. No more, no less but under our self-imposed 10,000 sq ft limitation.

We will work with the building/zoning code enforcement officer to achieve the best way to substitute these dozen wider units into the Gateway site plan by eliminating a dozen narrower units.

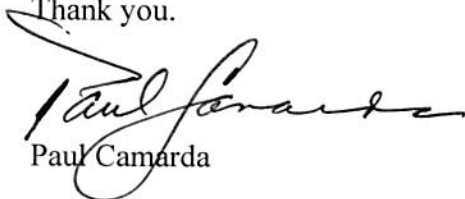
Impact

Adding the maximum 10,000sq ft of area to Gateway would represent about a half of one percent increase in the size of the 40 acre Gateway lot.

Subtracting the maximum 10,000sq ft area from the Fairways would represent about a quarter of one percent decrease to the size of the 80 acre Fairways lot.

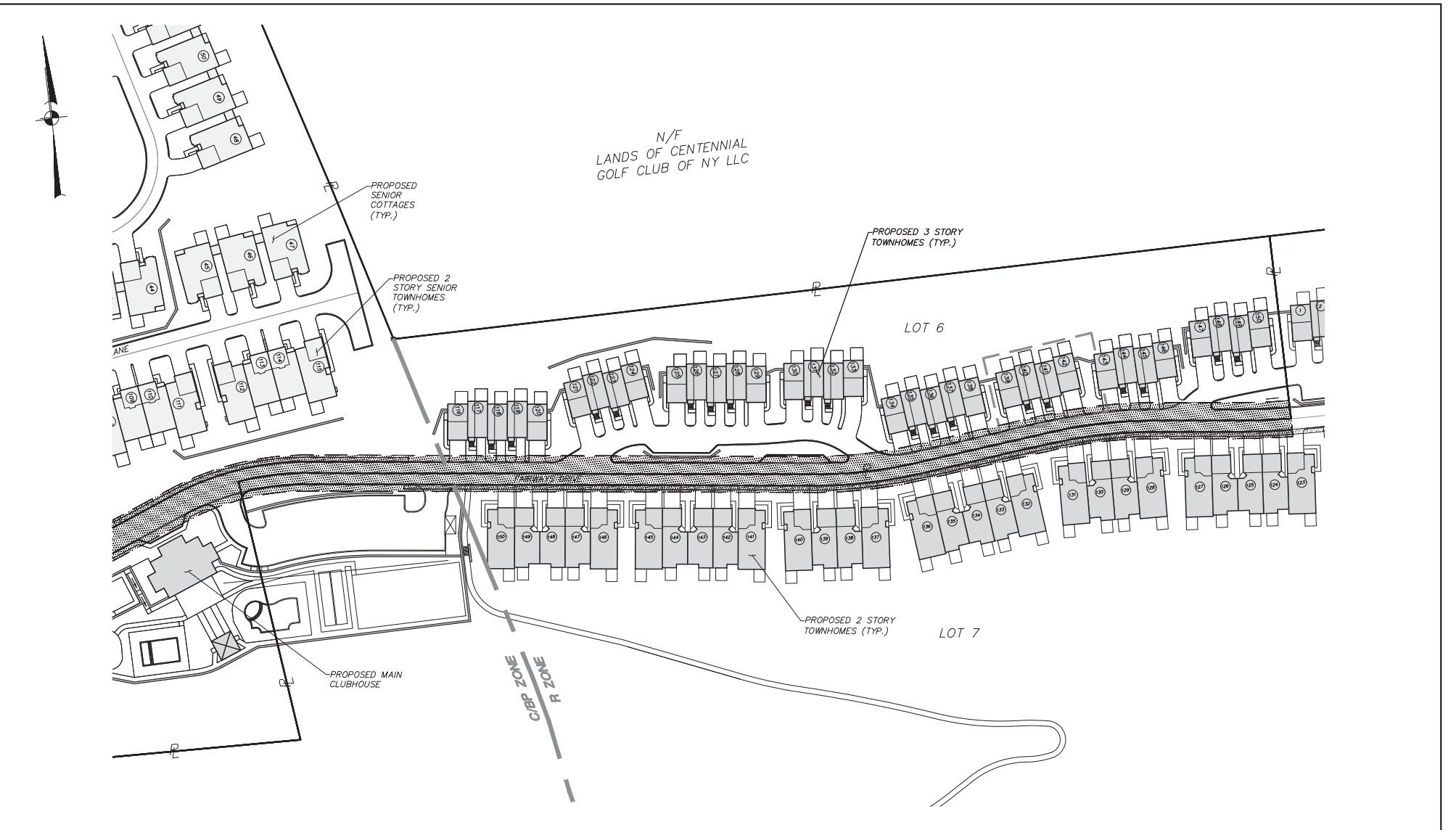
If the Board grants this conditional approval with the requested latitude, it will give us the opportunity to make all four model types available in Gateway.

Thank you.



Paul Camarda

Z:\E\04232106 Gateway Summit\Drawings\2023_08_08\SK-1_04232106-design approved layout.dwg, 8/8/2023 1:59:34 PM, murtter, 11

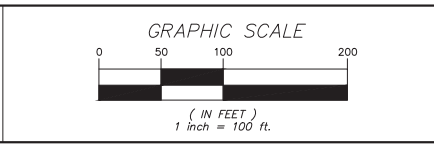


PROJECT:
GATEWAY SUMMIT - LOT 6
U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
APPROVED LAYOUT

PREPARED BY:

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

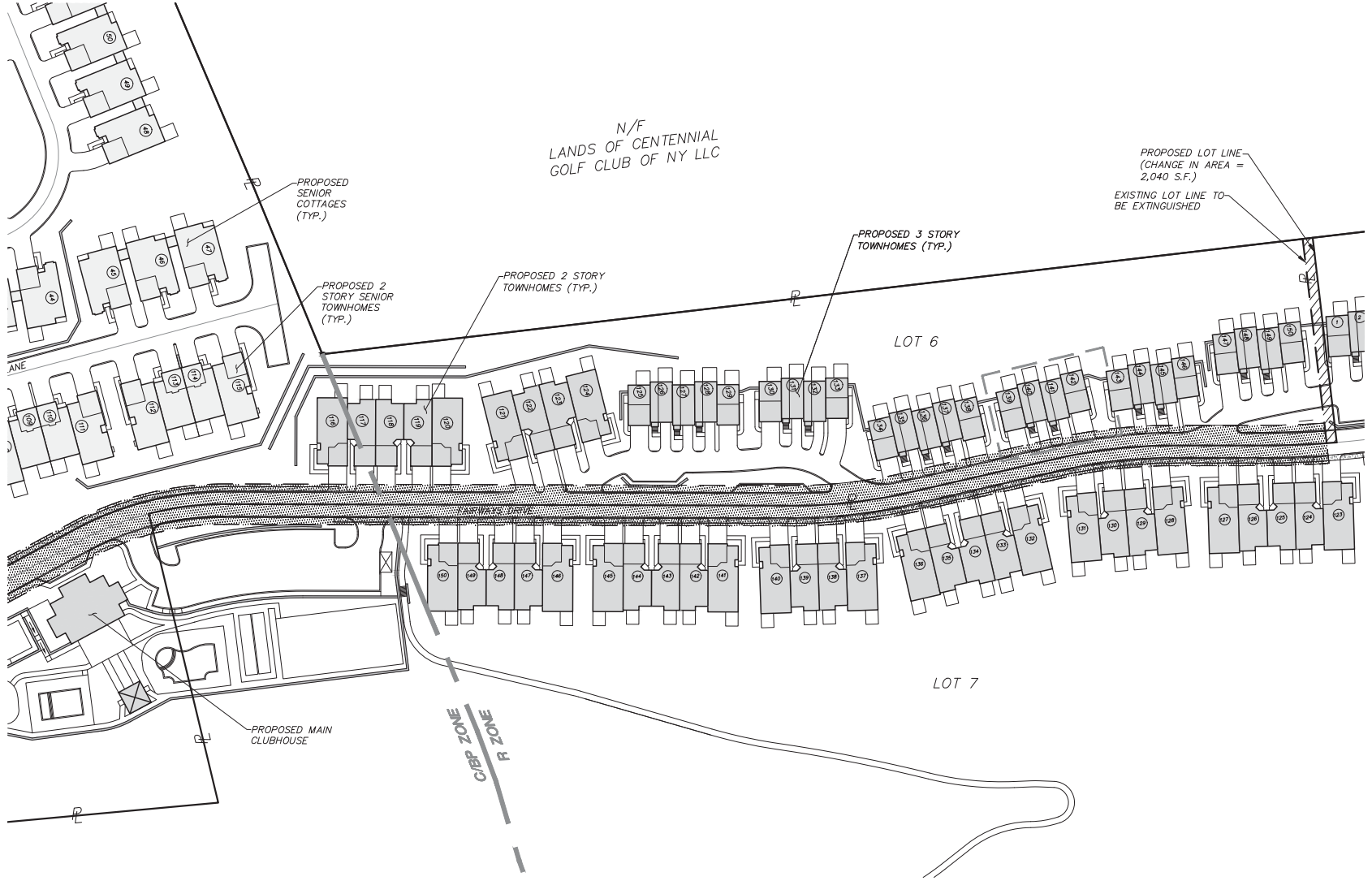


DATE: 8-8-23

SCALE: 1" = 100'

PROJECT NO.: 04232.106

FIGURE:
SK-1



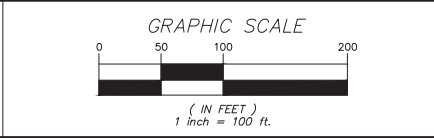
PROJECT: **GATEWAY SUMMIT - LOT 6**
 U.S. ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **PROPOSED REVISED LAYOUT**

PREPARED BY:



INSITE
 ENGINEERING, SURVEYING &
 LANDSCAPE ARCHITECTURE, P.C.
 3 Garrett Place • Carmel, New York 10512
 Phone (845) 225-9690 • Fax (845) 225-9717
 www.insite-eng.com



DATE: 8-8-23
 SCALE: 1" = 100'
 PROJECT NO.: 04232.106
 FIGURE:
 SK-1R

Z:\E\04232106\Gateway Summit\Drawings\2023-08-08\SK-1R_04232106.dwg, 8/8/2023 2:02:33 PM, matter: 11

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

Timothy S. Allen, P.E.
Nicholas Gaboury, P.E.
Matthew J. Gironda, P.E.

July 26, 2023

Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541-2340

Attn: Mr. Craig Paepre, Chairman

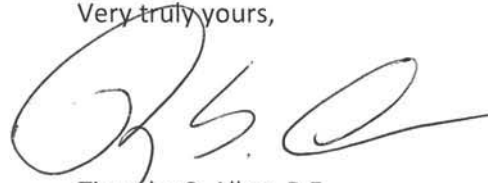
Re: Proposed 14-Lot Subdivision
Yankee Land Development Subdivision
Bayberry Hill Road & Owen Drive
TM # 76.15-1-12

Dear Chairman and Members of the Board:

On behalf of the owners of the above captioned property we are hereby requesting an additional 180-day extension of Preliminary Subdivision Approval. This project was granted a 180 day extension until August 15, 2023. Check # 104 in the amount of \$ 2,500 for the renewal fee is enclosed.

We respectfully request to be placed on your earliest available agenda. Should you require any additional information, please feel free to contact me.

Very truly yours,



Timothy S. Allen, P.E.
Senior Partner

TSA/mme
Enclosure

cc: Angelo Luppino
Michael Sirignano
File

Site Design • Environmental